

**PLANNING COMMISSION
REGULAR MEETING MARCH 7, 2016**

Anthony Whelan, Chairman, opened the meeting at 6:00 P.M. with the following in attendance:

MEMBERS:

Anthony Whelan, Chair
Robert Pease, Vice-Chair
Harry Jancis
Ray Krzykowski
Robert Clark
Doyle Anderson
Dave Sletner, Alternate - absent

OTHERS:

Sue Goggin, ZEO
Lori Rotella, Assistant ZEO
Wayne Zirolli, Borough Engineer
Carl Herb, Burgess Liaison
Public - 1

1. Anthony Whelan led with the Pledge of Allegiance. He took attendance, and noted there was a quorum. Anthony welcomed new member, Doyle Anderson, to the commission.
2. Executive session with Borough Attorney.

There was no executive session.

3. Review /Approval of the February 1, 2016 Regular Meeting Minutes.

VOTED: Unanimously on a motion by Harry Jancis and seconded by Robert Pease to **APPROVE** the February 1, 2016 Regular Meeting Minutes as written.

4. NEW BUSINESS

- A. Commission discussion/decision regarding referral from the Naugatuck Zoning Commission for proposed 30,000 square foot medical building and mixed commercial use and 5,000 square foot restaurant/mixed use building at 58 Maple Street (Parcel C), Applicant: Heritage Downtown, LLC

Attorney Kevin McSherry for Heritage Downtown, LLC together with Milone & MacBroom and Rob Oris, one of the principals for Heritage Downtown, LLC were at the meeting to explain the proposed application for Parcel C. Attorney McSherry summarized the history of the lot on the corner of Maple St. and Water St. The initial plan is for a 30,000 square foot mixed use building which will house primarily a medical building and a 5,000 square foot building which will house a restaurant and coffee shop. The medical building will also have a portion dedicated to a bank. They do not have a bank firm up at this time. Attorney McSherry went into detail the layout of the two buildings and 174 parking spaces. The buildings are being designed to conform to the Plan of Conservation and Development which calls for commercial development and filling in our vacant lots in the downtown area.

Rob Oris explained he is a Naugatuck native and very proud of this project to kick start the redevelopment of the downtown area. He stressed it was important to him to capture the aesthetics to keep with the downtown look plus a splash of new. Rob went over the renderings of the buildings which showed views from the different sides of the buildings. Both buildings are pulled to the front of the property with the parking behind the buildings. They picked garnet as the color to tie in with the Greyhound's colors of garnet and grey. Rob went over in detail what will be located in each building and the look of the outside of the buildings. He feels he is making a major investment in the community. The commission had a concern with traffic and taking a left hand turn out of Water Street. Rob responded by saying he hopes most people will make their way through the parking lot to the traffic light that will be located on the corner of Firehouse Road and Maple Street. Rob stated he has a traffic report on file. The commission had a major concern with the traffic issues and a discussion followed on possible fixes for the problems. The commission also questioned the setup of the parking lot in regards to where the emergency vehicles would be picking up and dropping off patients, where the service vehicles will be parked while making deliveries, where the staff parking will be located, the size of the dumpsters and the drive through window for the bank. The applicant stated he will work on trying to move something around to address those issues. Rob also mentioned that what they are proposing for this facility will be more pick up for an ambulance and not much drop off. The commission also thinks there should be more handicap parking. Attorney McSherry stated they could include signage addressing these issues. Matt Ducsay with Milone & MacBroom, professional engineer, detailed for the commission the storm water quality and how it will function. He stated this site will have a decrease in runoff with their proposed storm water collection system. An engineering report has been submitted to the town for review in their application package. Matt also went over the parking issues the commission had. They did provide a parking analysis based on the town's regulations. He also conveyed that the peak usage will not be the same for all of the businesses. Wayne Zirolli looked over the whole site for circulation and drainage. He submitted his report and Matt said they will address Wayne's comments. Harry Jancis requested a copy of Wayne's report be sent to the commission. The commission also requested a cut fill analysis be submitted to them. Matt stated that could be provided. Susan Goggin informed the commission that Maple Street is not considered an arterial corridor per the POCD, it is considered to be downtown area. Rob Oris described the materials that will be used in the construction of the building. It will be stick built with an EIFS exterior. He believes color and signage needs to be used to help the aesthetics of the building not look like a big box structure. Rob explained he is the owner and developer who will be renting out space to different tenants. There was also a discussion on the hump of dirt currently located on the site. They cannot touch that area due to environmental issues. They will build up the rest of the site. The commissioners requested the applicant address the following issues for the April 4, 2016 meeting: cut and fill figures, water figures (which applicant stated Wayne Zirolli has), traffic study, service vehicles and trash. They would also like Wayne to discuss what the applicant was alluding to by not considering the 100 year storm and how an almost

completely paved lot is considered to be less covered than it used to be. Susan Goggin explained to the commissioners that they can have comments and or conditions attached to their referral to the Zoning Commission. Attorney McSherry explained the comparison for the previous use was the large factory. Rob explained that he wants the commissioners to be comfortable and supportive of the project and welcomes their input. He would like to break ground over this coming summer. They do not have construction drawings. Attorney McSherry stated the public hearing for the Zoning Commission opens on March 16, 2016 and their next meeting is April 20, 2016. The next Planning Commission meeting is April 4, 2016 so the timing works out. The construction time for the project, start to finish, is approximately 1 year. Anthony Whelan stated that if this commission receives the information they requested before the next meeting that would give them time to review it and allow the commissioners to prepare any questions they may have. Anthony also asked Wayne if they are bringing in a certain amount of fill, would they have to submit a special permit also. Wayne responded yes, through zoning. Rob asked if his engineers have to respond to Wayne's comments prior to the next planning and zoning meetings. Wayne will get the comments to the commission. Robert Clark stated, for the record, that he has not heard anything that this board does not want this project to go forward; they are just covering the nuts and bolts. Rob Oris stated he is good with this taking 30 more days to get this right. Rob believes that some of the items the commissioners are looking for have been supplied to Zoning Commission already. Both buildings will be built on slabs. They have worked with the Borough's environmental consultants to ensure the project is in compliance with the environment issues on the parcel and that the project is still cost effective. Rob also said they will probably start building the medical building first and then the smaller one. There is a possibility they will be built at the same time. Matt Ducsay described in detail how they will build on the site in regards to the part that has environmental restrictions. Wayne will send the report to the commissioners with additional comments. The commissioners are asking for the following information before the next meeting; 1. traffic study 2. cut and fill report 3. storm water report 4. copy of Wayne's engineering report 5. show where the handicap parking and staff parking will be located 6. where will the service vehicles enter and exit from.

Continued until April 4, 2016

- B. Commission discussion/decision regarding special permit for proposed dog park and community garden at open space parcel on 0 Andrew Mountain Road, Applicant: Borough of Naugatuck

Wayne Zirolli summarized for the commission the plans for the proposed dog park and community garden referencing the map dated March 7, 2016. Access to the area will be from Andrew Mountain Road. The town will widen the path leading into the parking area to 22 feet wide and install wooden guard rails around the parking area. They are proposing a couple of handicap parking spots and toilet facilities. The dog park will have a chain link fence around the park. The small dog area will be ½ acre and the large dog area will

be 2 ½ acres. There are proposed benches and picnic tables around the site. The community garden was moved from the original area due to the fact that a large portion of the garden was located within the 100' upland review area. The second area that was proposed had an unusual amount of ledge. The garden will be located in an existing field area. The town plans on drilling a new well and the existing well will be abandoned with the appropriate cover over and around the area it to eliminate anyone from getting hurt. There are hiking trails planned for the rest of the property. The commissioners had questions on the size of the garden and also wanted to know if any study was done on how many people will be using the garden. Wayne responded that it will be approximately ½ acre, 200' X 60'. Alex Olbrys is working on the community garden. If there is not enough interest, they will make the garden area smaller. The commissioners had several questions regarding who would maintain the dog park, will the road be plowed in the winter, will there be lighting and will there be storage for the garden tools? The park department will maintain the area, the road will be plowed in the winter but not the dog park, they have no plans for lighting at this time, it would only be open during daylight hours and the gardeners will have to bring in their own tools and take them home with them. The commissioners would also like a water spigot in the dog park if the town is digging a new well. They also questioned how the Borough will know if the water is potable if the well is dug. Wayne explained that the water will have to be tested.

VOTED: Unanimously on a motion by Robert Clark and seconded by Harry Jancis to send a **POSITIVE** referral to the Zoning Commission for dog park as presented on the map dated March 7, 2016 at open space parcel on 0 Andrew Mountain Road , Applicant: Borough of Naugatuck

VOTED: Unanimously on a motion by Robert Clark and seconded by Harry Jancis to send a **POSITIVE** referral to the Zoning Commission for community garden at open space parcel on 0 Andrew Mountain Road, Applicant: Borough of Naugatuck.

C. All new items require a 2/3 vote.

There was none.

5. OLD BUSINESS

A. There was none.

6. ADJOURNMENT

VOTED: Unanimously on a motion by Robert Pease and seconded by Robert Clark to adjourn the meeting at 7:30 P.M.

RESPECTFULLY SUBMITTED:

Ray Krzykowski, Secretary/lr

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